



CITY OF NEWTON, MASSACHUSETTS

City Hall

1000 Commonwealth Avenue, Newton, MA 02459-1449

Telephone: (617) 796-1060

TDD/TTY: (617) 796-1089

Fax: (617) 796-1086

www.ci.newton.ma.us

David B. Cohen

Mayor

ZONING BOARD OF APPEALS

Sherri Lougee, Board Secretary

A hearing will be held with the Newton Zoning Board of Appeals in the Aldermanic Chambers, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts, Tuesday, 27th January 2009 at 7:00 PM on the following petitions:

- #1-09** from Joseph and Antonio Deodato, 5-7 Omar Terrace (formerly 69 Central Avenue), requesting a variance of 286 square feet from the lot area requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize the present house lot, resulting in lot area of 9,714 square feet. **(Required minimum lot area for new lots created after December 7, 1953 is 10,000 square feet.)** In addition, petitioners are requesting a 143 square foot variance from the lot area per unit requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a new two family house, resulting in lot area per unit of 4,857 square feet. **(Required lot area per dwelling for new lots created after December 7, 1953 is 5,000 square feet.)** The property is located in a Multi Residence 1 district.
- #2-09** from Stefan M. Nathanson and Sanjit Korde, Trustees of the Francesca Realty Trust and Dr. Joanne Cancro, 454 Walnut Street, Newton, MA 02460, appealing the Commissioner of Inspectional Services' Notice of Zoning Violation stating a nonconforming home business exists at the property which exceeds 30% of the total ground floor area of the dwelling. The property is located in a Single Residence 2 District.

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**Sherri Lougee
Board Secretary**